

Approved 5.26.15

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, MAY 5, 2015, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH.

PRESENT: Mayor Troy Walker, and Councilmembers Bill Colbert, Bill Rappleye, Jeff Stenquist, Alan Summerhays, and Marsha Vawdrey

STAFF PRESENT: David Dobbins, City Manager; Russ Fox, Assistant City Manager; Mike Barker, Deputy City Attorney; Rachele Conner, City Recorder; Tracy Cowdell, City Attorney; Keith Morey, Community Development Director; Rhett Ogden, Recreation Director; Glade Robbins, Public Works Director; Bryan Roberts, Police Chief; and Garth Smith, Human Resource Director

Dinner

Study Meeting

[6:00:20 PM](#)

1.0 Presentation: Unified Fire Authority (UFA)

[6:00:54 PM](#)

1.1 Mike Jensen, UFA, stated they are requesting a 3.5 percent increase in the budget this year to help pay for their cost increases. He briefed the Council on the need to upgrade their radio system to the 800 band. He indicated some of the radios would have to be dual-band due to need to interface with the Forest Service.

The group then discussed the SunCrest Fire Station and fire mitigation options.

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2.0 Discussion: Park Fee

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2.1 Rhett Ogden, Recreation Director, reviewed the staffing needs for Parks and Recreation, which included:

- Sports fields technician
- General maintenance technician
- Playground technician
- Arborist

The City has not hired any new park staff since 2013; however, the City has added new parks and trails. This has decreased the level of service. Staff is proposing a \$5 per residential dwelling per month fee. That would generate \$71,420 per month and \$857,040 per year.

The Council direction was to bring a \$4.00 per month fee increase back to the City Council for consideration in the budget public hearing process.

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** Mayor Walker briefed those present on the status of the Park School.

Business Meeting

[7:04:25 PM](#)

1.0 Call to Order

[7:04:31 PM](#)

1.1 Mayor Walker called the meeting to order and welcomed those in attendance.

[7:05:01 PM](#)

2.0 Comment/Prayer and Pledge of Allegiance

[7:05:14 PM](#)

2.1 The prayer was offered by Celeste Bain.

[7:06:00 PM](#)

2.2 The pledge was led by Vance Checketts.

[7:06:28 PM](#)

3.0 Recognition: Juan Diego Catholic High School Drill Team for Winning the National Title

[7:06:31 PM](#)

3.1 Mayor Walker indicated the drill team was not able to attend the meeting this evening, so they will be recognized at a later date.

[7:06:45 PM](#)

4.0 Recognition: Juan Diego Catholic High School Debate Team for Winning the State Title

[7:06:56 PM](#)

4.1 Mayor Walker advised the Juan Diego Catholic High School Debate Team won their 5th consecutive Utah State Title in the 3A Division in March. The team coaches are Moses Baca and Tony Johnson.

The team was presented with certificates of achievement from the Mayor.

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5.0 Recognition: Juan Diego 3A State Wrestling Title and Super State Tournament

[7:09:46 PM](#)

5.1 Mayor Walker stated John Manning from Juan Diego Catholic High School won the 3A Wrestling State Title in the 138-lb. division and was recognized in the Super State

Tournament. The Super State Tournament recognizes the top six wrestlers from each of the five classifications.

Mr. Manning was presented a certificate for his achievement.

[7:11:47 PM](#)

6.0 Presentation: Award for Draper Recreation Department – Outstanding Program for Youth Mountain Biking Class

[7:12:14 PM](#)

6.1 Kim Olson, Executive Director of the Utah Recreation and Parks Association, introduced other board members--Dan Harrison, Kristin Riker, and Patti Hansen and explained the purpose of their association.

Mr. Harrison read the qualifications for this award. The Board then presented an award for Outstanding Program for Youth Mountain Biking Class to the Parks and Recreation Director, Rhett Ogden.

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7.0 Public Comments

To be considerate of everyone attending the meeting, public comments will be restricted to items not listed on the agenda and limited to three minutes per person. Comments which cannot be made within these limits should be submitted in writing to the City Recorder prior to noon the day before the meeting. Comments pertaining to an item on the agenda should not be given at this time but should be held until that item is called.

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7.1 Isaac Hales, Boy Scout, stated he rides bikes in the parks and on the trails with the Draper Middle School Biking Team.

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7.2 Reed Hales, resident, stated he appreciates the trail system in Draper and all the work that is done to maintain them. He indicated his other son is on the Corner Canyon High School Mountain Bike Team, and it has been a chance for him to blossom and make friends.

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8.0 Consent Items

- a. **Approval of April 14, 2015, Minutes**
- b. **Approval of April 21, 2015, Minutes**
- c. **Approval of Ordinance #1154, Amending Section 3-2-030 "Equal Opportunity Employer" of the Draper City Municipal Code**
- d. **Approval of Resolution #15-22, Amending Section 2020 "Equal Employment Opportunity" and Section 2030 "Harassment-Free Workplace" of the Personnel Policies and Procedures Manual**

- e. **Approval of Resolution 15-24**, Interlocal agreement with the Mountain Accord Phase II.
- f. **Approval of Agreement #15-77**, Agreement with Morgan Pavement Maintenance for the 2015 Pavement Maintenance Project
- g. **Approval of Agreement # 15-79**, Assessment in Lieu of Improvements for Indy Acres Minor Subdivision

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8.1 Councilmember Rappleye moved to approve the consent items. Councilmember Vawdrey seconded the motion.

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8.2 A roll call vote was taken with Councilmembers Colbert, Rappleye, Stenquist, Summerhays, and Vawdrey voting in favor. The motion passed unanimously.

[7:25:11 PM](#)

**** Mayor Walker indicated they would be taking the next item out of order on the agenda.**

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13.0 Public Hearing: Ordinance #1123, Bechard Estates Zone Change, Request for Approval of a Zone Change From RA1 to RA2 on 2.38 Acres Located Generally at 13322 South 1300 East

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13.1 Mayor Walker advised the applicant has asked that the City Council continue this item for the second time. He asked the City Council to include in their motion that the applicant will be required to pay the cost to re-notice this item.

[7:26:09 PM](#)

13.2 Councilmember Stenquist moved to continue this item and require the applicant to pay the cost to re-notice this item. Councilmember Colbert seconded the motion.

13.3 A roll call vote was taken with Councilmembers Colbert, Rappleye, Stenquist, Summerhays, and Vawdrey voting in favor. The motion passed unanimously.

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9.0 Action Item: Resolution #15-23, On the Request of Katharine Noble, Representing Haymond Law, to Approve a Development Agreement for the Property Located at Approximately 12450 South Pony Express Road for the Purposes of Expanding Allowed Uses and Authorizing Site Plan and Architectural Deviations

[7:27:24 PM](#)

9.1 Keith Morey, Community Development Director, advised this application is for the property that is currently being used as a meat packing plant. The property owners are proposing a mixed-use project for the property, which would include:

- 835 dwelling units
- 75,000 square feet of office/commercial space
- 1,433 structured and surface parking spaces
 - deviates from required 2,093 stalls
- Buildings of 70-feet max height, or 6 stories
- 2 phase project
- Allows deviations in architectural and site design standards to create a contemporary structure
 - Reduces the amount of façade and roofline variations.
 - Façade variations will be accomplished with balconies, decks and differing materials.
 - Rooflines will measure 75 feet and 100 feet between variations
 - Architectural window frames will not be required
 - Residential units will not all front onto open space
 - Parking spaces numbers will be 20 without landscape separation rather than 12
 - Sidewalks will not be required on both sides of all streets
- 20 percent overall open space rather than 30 percent
- Building setbacks of 20 feet to 80 feet from property lines
- Voids past agreements on Lone Peak Parkway improvements and outlines how improvements will take place given future planned alignment
- Agreement expires in 10 years, with a 5-year extension option
- Traffic study not complete - agreement calls for installation of all recommended mitigation measures
- Agreement calls for full compliance with fire code

Mr. Morey then displayed the proposed building elevations for the Council.

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9.2 Councilmember Colbert stated this is a six-story building that fronts the freeway. This project will need to make a statement for the community.

Mr. Morey agreed and said that is a good conversation to have with the developer. This application is moving really fast because the developer needs to close on the property by the end of May in order for this development to move forward.

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9.3 Councilmember Vawdrey said there is a significant reduction of parking for this project. She asked whether staff feels this parking will be adequate. Mr. Morey noted this is a little lower than they have seen before, especially in residential areas. However, they had a traffic study done, and the engineers believe it is adequate. Mr. Morey said he hesitates to be critical about this because everyone presumes and hopes that they are entering into an era of transit where people will ride transit more. He is just not sure if they are at that point right now.

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9.4 Councilmember Summerhays stated this development agreement is asking for a lot of concessions.

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9.5 Tim Soffe, Think Architecture, stated they have worked for some time to get to this point. This property has been actively marketed for the past 12 years, and it is not without its issues. The current use is a meat packaging plant, and the relocation of this use is one of the sensitive factors. The two closings are necessary because the closing of Phase 1 will fund the relocation of the meat packing plant. They will then move on to Phase 2. He indicated the development agreement addresses the various portions of the City Code they are asking to be changed. He then addressed the parking reduction. Hales Engineering analyzed 14 similar projects around the valley. Ryan Hales, engineer, felt comfortable that a reduction of parking stalls to 1.71 stalls would be adequate for this project. Most of the parking is secured parking that will be located under the buildings. The concept plans that were provided are what the developer intends to build. This project is very well located, and it should not increase traffic in any neighborhoods due to its location near the freeway and 12300 South.

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9.6 Corey Solum, Think Architecture, thanked the City Council for the opportunity to be here this evening. He reviewed the site plan for this project. He reiterated that this project would be done in two phases. This is an urban project that will provide a nice gateway to Draper, and most of the parking is located below the buildings. The main entry will be from 12650 South, and most of the retail will be on that corner.

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9.7 Councilmember Colbert reiterated that he is interested in the elevation that is seen from the freeway. The renderings look really nice to him, but he wants to make sure it makes a statement. He was especially interested with how the lighting looked at night.

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9.8 Mr. Soffe stated they designed the building in a saw tooth nature to add dimension to the project. Having the parking below will also help with the look of the project. The nightscape will be dramatic with the lighting they have planned.

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9.9 Mr. Solum stated they are trying to keep it a simple structure without making it too over-complicated, while still putting a lot of interest in it. They have used contemporary design elements and higher-quality materials. There is a lot of brick masonry, hardie board material or a metal panel, minimal stucco material, and glass.

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9.10 Councilmember Rappleye expressed his opinion that this project looks like high-tech urban design. He really likes the elevations, and this design is a winner at this point. The

density is a little high, but this corridor is not conducive to single-family homes. The mixed use is what the area dictates.

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9.11 Mr. Soffe indicated the power lines along Pony Express are in the Utah Department of Transportation's (UDOT) right-of-way. UDOT plans some expansion of the freeway on the south end, so there will be some adjustments to that.

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9.12 Councilmember Summerhays asked when they plan to finish the curb and gutter. Mr. Soffe advised the delay only pertains to the area where the road is intended to curve. Everything else will be completely finished. They did not want to finish the curb, gutter, and sidewalk in that area until the alignment was finished.

Councilmember Summerhays asked how many bedrooms the rental units will have. Mr. Soffe explained they will have a combination of studio and 1-2-3 bedroom units. There are not many 3-bedroom units. This is not a family type of project.

Mr. Solum reviewed the breakdown as follows:

- Phase 1
 - 1-bedroom
 - 175
 - 2-bedroom
 - 220
 - 3-bedrooms
 - 40

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9.13 Councilmember Summerhays asked about the payable by the Canal Company or City. Mr. Soffe explained as they come from Lone Peak to make the access in Phase 2, the Salt Lake Canal Company requires that the lease be in the City's name; however, the developer will pay all of the cost. Rocky Mountain Power does not care whose name it is in. The development agreement spells out that there is no cost to the City.

Katharine Noble, Haymond Law, stated the development agreement is drafted to show the City as a backstop with Rocky Mountain Power because they were not sure if they would require the lease to be with the City as well. They have an indemnity with both provisions so there is no liability to the City.

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9.14 Councilmember Stenquist stated he is okay with the height of the project and the contemporary architecture. The parking did have him concerned. He understands the need to phase this project, but he is not sure how they will sell the units with the meat packing plant still there in operation. Ms. Noble explained Phase 1 will take twenty-six to thirty months to build completely. By that point, they have a commitment to have Phase 2 under contract. They will be able to begin taking down the meat packing plant four days

after that closing. They will not be open for business until they own Phase 2. They will not try to sell the units while the meat packing plant is open for business.

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9.15 Councilmember Summerhays asked for a timeline of the project from start to finish. Ms. Noble stated they will close in May. Phase 1 will take twenty-six to thirty months to construct. Phase 2 would close in another twenty-four to thirty months. They are looking at a five-year window. They plan to close the meat packing plant in two years.

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9.16 Ms. Noble thanked everyone from the City for helping to get this done so quickly. She then explained the parking. The parking study showed the parking density for the properties that were studied were 1.54 to 1.9, so this ratio falls right in the middle. They have 75,000 square feet of commercial space as well. Those parking spaces will not have that intense of a use because they will not be used at night.

Mr. Soffe said one of the things they have to look at over and above the parking analysis is whether it works in an operational standpoint. The worst thing they can do is under park this project. They are scrutinizing the numbers as well to make sure they make sense.

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9.17 Councilmember Summerhays asked Mr. Soffe if they have approached Rocky Mountain Power to see if they could utilize that area if they find they need more parking. Mr. Soffe stated they have talked to them, and it would just be a matter of paying them for the parking. They actually started with that negotiation before they planned the underground parking.

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9.18 Councilmember Rappleye moved to approve Resolution #15-23. Councilmember Vawdrey seconded the motion.

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9.19 Councilmember Summerhays said he is concerned about the parking, but he trusts that Mr. Soffe knows what he is doing.

[8:14:50 PM](#)

9.20 Councilmember Rappleye recognized the massive nature of this development. There is risk in everything they do, but he thinks this is the right place for this project.

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9.21 Councilmember Colbert stated he is still concerned whether this is enough detail in the agreement for the view from the freeway. He asked whether they need more detail. He wants it to be attractive from the freeway and wants it to make a statement for the community.

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9.22 Councilmember Stenquist advised this has been moving pretty quick, and it is requiring a leap of faith on the City's part. He said he does not want something like the development on State Street in Orem to occur here. He wants to make sure this is successful, and it is done right.

[8:17:42 PM](#)

9.23 Councilmember Vawdrey said she thinks they are taking a leap of faith, but she has confidence in Mr. Soffe's work in the past. She expressed her belief that he will do this right.

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9.24 Mayor Walker stated this is an expensive project. They are proposing structure parking and 75,000 square feet of retail in the same location. This is a unique piece of property. The meat packing plant has been a good business for the community, but he is excited to see a high-end project at this location. He reiterated that Councilmember Colbert wants a great view of the project from the freeway.

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9.25 A roll call vote was taken with Councilmembers Colbert, Rappleve, Stenquist, Summerhays, and Vawdrey voting in favor. The motion passed unanimously.

[8:20:11 PM](#)

10.0 Action Item: Agreement #15-86, Approval of a Reimbursement Agreement with EMC

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10.1 David Dobbins, City Manager, stated some time ago the City entered into an agreement with EMC to have them locate their business in Draper. They have been growing and expanding and have exceeded everyone's expectations in terms of the job growth that they have. They are looking at expanding again and are interested in staying in Draper. He reviewed a concept plan for a campus in Vista Station and what the City would be offering to pay for. The City will contribute \$150,000 towards the relocation of the power lines, and they will eliminate \$50,000 of building fees. In return, EMC will build 2 buildings that will create a total of 700 new jobs. If they do not meet the full-time employee count, EMC will reimburse the City. It is a straight forward agreement, and the City will only pay once the work is done.

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10.2 Vance Checketts, EMC, stated they are very confident in this commitment because they already reached their 10-year commitment after only 4 years. After listening to the last application, he is excited to have a place for all of their employees to live. He is also excited about the continued partnership with the City. He stated these are good high-paying tech jobs, which are an expansion of what they are already doing today. They are a fortune 200 company that ranks great globally and locally. According to *Utah Business Magazine*, it is the best large tech company to work for in Utah. Mr. Checketts stated

their current facility is at 11747 Lone Peak Parkway. They signed a 10-year lease in that building, so they intend to continue to operate there for most of the period of that lease while they build the new building. They will have 2 big office buildings in Draper as soon as the first building is built. Once the third building is complete, they will terminate the lease on the first building and then operate out of the 2 buildings.

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10.3 Councilmember Rappleye thanked Mr. Checketts for their hospitality at the ribbon cutting. The growth of jobs and their investment in Draper is great.

Mayor Walker agreed. He said he first met these guys in Washington DC, and he was very impressed with the staff. They are definitely a cutting edge company and service. It is great to have them wanting to come to Draper.

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10.4 Councilmember Colbert moved to approve Agreement #15-86. Councilmember Summerhays seconded the motion.

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10.5 Councilmember Colbert stated EMC is a great anchor in the community, and it is good to see them expanding. It helps sustain and improve the property values in the community.

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10.6 Mayor Walker said it is important to note that they are taking direct advantage of frontrunner to help clean the air.

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10.7 Councilmember Rappleye advised they participate in a ride program, which is a benefit to the employees.

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10.8 A roll call vote was taken with Councilmembers Colbert, Rappleye, Stenquist, Summerhays, and Vawdrey voting in favor. The motion passed unanimously.

[8:28:44 PM](#)

11.0 Public Hearing: Deer Run Preserve Plat Amendment, on the Request of Ryan Button, Representing Draper Highland, LLC. for Approval to Amend a Portion of South Mountain Phases 1 and 2F Plat into a 79 Lot Single- Family Subdivision

[8:29:14 PM](#)

11.1 Mr. Morey said this is an item the City Council has already heard and voted on. It was brought to staff's attention that part of the plat overlapped another plat in South Mountain, so the Deer Run Preserve plat could not be recorded until those other plats were vacated. He displayed the amended plat for those present. The action tonight is vacating the old plat to allow this plat to be recorded.

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11.2 Councilmember Summerhays said there was some concern with the straightening of the road. Mr. Morey stated it was all resolved the last time it was brought to the Council.

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11.3 Tim Soffe, Think Architecture, stated there are no changes other than the procedural vacation of the plat. He thanked the City Council for their consideration.

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11.4 Mayor Walker opened the public hearing.

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11.5 James Alger, resident, thanked Mayor Walker for calling him and talking to him about this issue. Mayor Walker had explained that there were safety factors regarding the road, and the Hales report stated the road is unsafe and needs to be changed. In order to protect the City from litigation, they were going to move forward and change the road. Mr. Alger noted the Hales engineering report has been misrepresented to the City Council by Brien Maxfield. Mr. Alger stated he met with Ryan Hales this afternoon, and Mr. Hales referred him to page 4 of the report that states there is no evidence from the crash history the indicates there is a safety issue at the Town Center Drive, Molasses Mill Drive, and Candy Pull Drive intersection. Mr. Hales told him the road is safe, and that is what the report says. Mr. Alger said he is opposed to Mayor Walker's opinion that the City could be sued if they do not change the road. Mr. Alger indicated the City will be sued if someone is injured on this road after the City changes it. In the litigation, the attorney's will point out that the Hales report said the existing road was safe and that the City Engineer lied about to the City Council about it being dangerous. Mr. Alger noted there are also aesthetics involved in this area.

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11.6 Gus Garzarelli, resident, said he sent an email to the Council about this project. The project seems fine to him and everything seems very nice; however, he is concerned with the drainage pond behind his home. The main problem he sees is that there is currently a creek with clean water that supports a lot of the wildlife in the area, and he heard the plan is to put all of that underground. He would like to see some of the water kept flowing. It helps the wildlife, and it is nice to have in the area.

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11.7 Mayor Walker closed the public hearing.

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11.8 Councilmember Summerhays said it has always been vacant up there, and this will be a big change after all of these years. He expressed his opinion that this will be a nice change, and he thinks it is a good move.

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11.9 Councilmember Colbert said this is more of an administrative clean up rather than a rehashing of the road or pond. The issues that were raised tonight are nothing that can be considered with this plat amendment.

[8:40:12 PM](#)

11.10 Councilmember Colbert moved to approve the Deer Run Preserve Plat Amendment. Councilmember Rappleye seconded the motion.

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11.11 A roll call vote was taken with Councilmembers Colbert, Rappleye, Stenquist, Summerhays, and Vawdrey voting in favor. The motion passed unanimously.

[8:41:55 PM](#)

12.0 Public Hearing: Ordinance #1150, Request for Approval of a Zone Change from O-R to RM1 on 1.05 Acre Located Generally at 12370 South 800 East

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12.1 Mr. Morey presented a zoning map of the area. The developer is proposing to develop a couple of pads on this site. Staff and the Planning Commission recommend approval of the application.

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12.2 Mayor Walker opened the public hearing. No one came forward to speak, so Mayor Walker closed the public hearing.

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12.3 Councilmember Rappleye moved to approve Ordinance #1150. Councilmember Summerhays seconded the motion.

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12.4 A roll call vote was taken with Councilmembers Colbert, Rappleye, Stenquist, Summerhays, and Vawdrey voting in favor. The motion passed unanimously.

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14.0 Public Hearing: Resolution #15-16, Presentation and Public Hearing on Reopening and Amending the Current Fiscal Year 2015 Budget

[8:47:01 PM](#)

14.1 Bob Wylie, Finance Director, reviewed the budget amendments as follows:

- **FY15-046 Draper Parkway Detention and Piping Project**
 - Storm Drain project with an Interlocal agreement with Sandy City to upgrade existing Hidden Valley Detention and Detention Basin
 - Amount of the requested amendment is \$200,000

- Funding source for project will come from Storm Water Fund Balance
- **FY15-047 SunCrest Regional Detention Basin**
 - Add additional money for the SunCrest Regional Distension Basin. Additional funding will cover inspection, material testing, and potential change orders that exceed funding agreement
 - Amount of the requested amendment is \$200,000
 - Funding source for requested budget amendment will come from Storm Water Fund Balance
- **FY15-048 1300 East Widening Project**
 - Additional money is being requested to cover costs that exceed the Federal Aid Agreement
 - Amount of the requested amendment is \$300,000
 - Funding source for requested budget amendment will come from Transportation Impact Fees
- **FY15-049 Potato Hill Trail Head Restroom**
 - Staff has identified the need to install and construct a restroom facility at the Potato Hill Trail Head
 - Amount of the requested amendment is \$40,000
 - Funding would come from the savings from the G.O. Bond Refunding Series 2014.
- **FY15-0050 Salt Brine Production System**
 - Staff is requesting authorization to purchase and install Brine anti-ice tanks, related equipment and construct a building to house production system
 - Cost to fund this project would come from operational saving in current FY15 operating budget for snow removal
 - Amount of the requested budget amendment is \$136,39
- **FY15-051 Various Park and Trail Projects**
 - Various Park & Trail upgrades per Master Plan to cover Park Impact Fee projects
 - Projects include:

	<u>General Fund Match</u>	<u>Park Impact Fee</u>	<u>Total</u>
Primitive Trail Construction	\$15,300 (Donations)	\$14,700	\$30,000
Akagi Park	\$1,250	\$3,750	\$5,000
Canyon Ridge Park (Akagi II)	\$2,500	\$7,500	\$10,000
Honeybee Park	\$12,500	\$37,500	\$50,000
Inauguration Park	\$2,500	\$7,500	\$10,000
Meadowlark Park	\$1,250	\$3,750	\$5,000
Southridge Park	\$5,000	\$15,000	\$20,000
Stonebridge Park	\$2,500	\$7,500	\$10,000
Whisperwood Park	\$7,500	\$22,500	\$30,000

Bear Canyon Trail Bridge	<\$30,000>	\$30,000	\$30,000
Net change on Fund Balances	\$5,000	\$149,700	\$195,000

- **FY15-052 Little Valley Access Tunnel**
 - Draper City entered into an agreement in July 2009 to reimburse South Mountain L.C. to construct a pedestrian access under Traverse Ridge Road. The agreement is for 5 equal payments of \$38,000 each. The City has two remaining payments totaling \$76,000. Staff is requesting to fund the final 2 payments in the current fiscal year to complete the obligation
 - Amount of the requested budget amendment. is \$76,000
 - Funding source for requested amendment will come from the CIP Fund Balance

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14.2 Councilmember Rappleye asked whether there is a truck mounted tank system for the sprayer. Mr. Robbins explained they are proposing to use the roll off truck that they do with the large dumpsters for garbage collection. They would get a roll on tank.

[8:53:12 PM](#)

14.3 Mr. Dobbins clarified that the impact fees for the trails are required to be paid out by the end of the fiscal year, and they require a General Fund match.

[8:53:52 PM](#)

14.4 Mayor Walker opened the public hearing. No one came forward to speak, so Mayor Walker closed the public hearing.

[8:54:06 PM](#)

14.5 Councilmember Vawdrey moved to approve Resolution #15-16. Councilmember Stenquist seconded the motion.

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14.6 A roll call vote was taken with Councilmembers Colbert, Rappleye, Stenquist, Summerhays, and Vawdrey voting in favor. The motion passed unanimously.

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15.0 Action Item: Resolution #15-25, Adopting the Fiscal Year 2015-16 Tentative Budget and Setting a Public Hearing for the Tentative Budget for June 16, 2015

[8:55:00 PM](#)

15.1 Mr. Wylie presented the tentative budget for fiscal year 2015-16. The budget highlights are as follows:

- **Fiscal Year 2016 Budget Highlights**
 - All Funds are balanced

- Overall Budget is \$77,288,123, with operating budget at \$53,222,438 and Capital Projects at \$24,065,685
- Staff Charts
- Tax Rate – The City has not received the Certified Tax Rates for the new fiscal year. This proposed budget is maintaining the current revenue amount collected from property taxes
- General Fund (Fund100):
 - Operating budget is \$27,946,131
 - UFA increase is 3.5% from current year (\$147,000)
 - VECC’s budget at \$209,600, increase of 7% over current budget
 - Moved the Parks Division with Recreation to create Parks and Recreation Department
 - Fleet Purchases:
 - \$277,000 in vehicle replacements
 - \$150,000 replacing 2006 Bobtail truck
 - \$58,000 replacing 2005 Jacobson mower
 - \$25,000 replacing 1997 Atlas compressor
 - \$510,000 in Capital Purchases
 - Draper Foundation \$120,000
 - Debt Service does include the 2014 Sales Tax Revenue Bond
- B&C Road Fund (Fund 240):
 - Operating budget at \$1,420,100
 - \$1,148,290 for road maintenance
 - \$50,000 for road striping
 - \$45,000 sidewalk maintenance
- Capital Projects (Fund 410):
 - Total CIP budget \$24,065,685
 - Currently approved projects \$15,606,935
 - New requested projects \$8,458,750
 - See additional list for project specifics
- Water Fund (Fund 510):
 - 1.3% rate increase from Jordan Valley Water Conservancy District
 - Requested 3% rate increase
 - Replace 2 vehicles \$65,000
 - Capital Projects:
 - Water Master Plan \$75,000
 - Software System \$42,276
 - Freeway Pump Station \$1,063,060
 - PRV’s \$270,000
 - New CP Request Zone 1, 2.5m gal tank \$2,000,000 (design & land acquisition)
- Storm Water Fund (Fund 520):
 - 3rd year of 5 year rate increase \$1.00 per month
 - Capital Projects:
 - Coyote Hollow / Traverse Ridge Rd \$540,000
 - 300 East / Pioneer Rd Intersection \$20,250

- Suncrest Regional Detention Basin \$1,875,981
 - Cindy Lane Improvements \$195,000
 - Salz Cove Subdivision \$27,089
 - Software System \$38,275
 - New Requested Capital Projects:
 - Manilla Dr. – Parawon to Travers Ridge \$386,000
 - Upgrade detention Basins \$150,000
 - Solid Waste Fund (Fund 530):
 - Capital Outlay:
 - Replace 2010 Autocar \$275,000
 - Replace 2009 International \$145,000
 - Roll truck
 - Other Capital:
 - 2 20-yard Roll Off Containers \$15,000
 - Risk Management Fund (Fund 610):
 - URRMA Rates & Premiums have not been received for new Fiscal Year. All allocations are based on current year
- **CIP**
 - New Requested FY16
 - Suncrest Drive Rehabilitation
 - \$8,000,000
 - State funding
 - 12300 So. Jordan River Parkway Landscaping
 - \$20,000
 - General Fund Appropriation
 - Cycle Park Gravel Parking
 - \$10,000
 - General Fund Appropriation
 - 300 E. – Carlquist to Pioneer
 - \$428,750
 - CIP Fund Balance (design)
 - Total Requested for new projects \$8,458,750
- **Current Approved Projects**
 - Emergency Operations Center
 - \$123,297
 - Mehraban Wetland Park
 - \$168,610
 - 13800 S/Bangerter Pkwy to 300 E Environmental Study
 - \$21,148
 - Draper Park Renovations - Water connection, pavilion upgrades
 - \$27,765
 - City Hall Addition – Police
 - \$933,622

- Galena Hills Park East
 - \$23,710
- Galena Hills Park West – North
 - \$37,277
- Lone Peak Parkway ROW
 - \$98,000
- 300 E & Pioneer Rd Signal
 - \$81,689
- Pioneer Rd Masters Frontage Improvements
 - \$18,689
- Corner Canyon Creek Trail - 300 E to E Jordan Canal
 - 66,300
- 13200 South Widening
 - \$36,808
- 300 East & Pioneer Rd Intersection
 - \$71,304
- 13490 South Construction
 - \$479,603
- Traverse Ridge Rd Rehabilitation
 - \$5,000,000
- 11950 South
 - \$867,918
- Enterprise-wide Software
 - \$244,024
- Steep Mountain Park Improvements
 - \$150,000
- Minuteman Widening
 - \$150,000
- 14600 South Artwork
 - \$20,000
- 14600 South Landscaping
 - \$6,500
- Southfork Park Developments
 - \$235,403
- UTA Prison TRAX Extension
 - \$125,000
- 300 East Dog Park
 - \$381,656
- Cycle Park Dirt Venue
 - \$51,908
- Corner Canyon GO Bond Projects
 - \$362,511
- Lone Peak Parkway – SLCO
 - \$(9,102)
- Bear Canyon Suspension Bridge
 - \$35,000

- Suncrest Open Space Master Plan
 - \$80,000
- Galena Loop Trail
 - \$25,500
- Traverse Ridge Rd widening
 - \$300,000

- **B&C Road**
 - Pioneer Rd Masters Frontage Improvements
 - \$93,201
 - 13200 South Widening
 - \$263,892
 - Traverse Ridge Road Widening
 - \$600,000

- **Transportation Impact Fee**
 - 13800 South Bangerter Pkwy-300 East Construction
 - \$180,604
 - 300 E & Pioneer Rd Signal
 - \$67,500
 - 300 East & Pioneer Rd Intersection
 - \$112,340
 - 1300 East Widening Construction
 - \$75,361
 - Lone Peak Parkway 12650 S. – 12300 So.
 - \$780,000
 - 13200 So. – Boulter to Highland
 - \$512,000
 - 300 East – Carlquist to Pioneer
 - \$1,153,500

- **Park Impact Fee**
 - Mehraban Wetland Park
 - \$31,390
 - Corner Canyon Creek Trail - 300 E to E Jordan Canal
 - \$63,700
 - Southfork Park Development
 - \$720,404
 - Galena Loop Trail
 - \$24,500
 - Lower Corner Canyon Trail
 - \$150,000
 - Draper Canal Trail 11800 So. - 12300 So
 - \$80,850

- **Police Impact Fee**
 - Public Safety Addition
 - \$479,474

[8:57:36 PM](#)

15.2 Councilmember Summerhays requested an audit on the courts to see if the current number of staff members is really needed. Mr. Dobbins explained there is a potential requirement that Draper will have to become a full-time court in the near future.

Councilmember Summerhays expressed his opinion that four clerks seems a little excessive to him when they only have a judge there for two days. He has looked at other cities, and they only have two clerks. He asked staff to look into it.

Mr. Cowdell indicated it might be a good idea to analyze the court. Due to new legislation that decriminalizes drug offenses, the justice courts will be seeing more drug charges.

[9:07:58 PM](#)

15.3 Councilmember Summerhays expressed concern with the proposed cost of the bobtail equipment. He stated \$150,000 is too high. He asked staff to look into the costs of the replacements and try to get lower prices.

[9:20:01 PM](#)

15.4 Councilmember Rappleye stated this budget was much easier to read than last year's budget. He expressed appreciation to staff for the format change.

[9:20:36 PM](#)

15.5 Councilmember Rappleye moved to approve Resolution #15-25 and to set a public hearing date for June 16, 2015. Councilmember Vawdrey seconded the motion.

[9:21:04 PM](#)

15.6 A roll call vote was taken with Councilmembers Colbert, Rappleye, Stenquist, Summerhays, and Vawdrey voting in favor. The motion passed unanimously.

[9:21:31 PM](#)

16.0 Council/Manager Reports

[9:21:38 PM](#)

16.1 Councilmember Colbert asked whether the City has any responsibility for the TRSSD budget. Mr. Dobbins noted the City's only responsibility is to approve an increase to the Certified Tax Rate if that is what the Board wanted.

Mr. Wylie explained they would not have to do a tax rate increase if they decide to utilize their fund balance again next year.

Councilmember Colbert stated at some point there is going to be a crisis because the roads are not sustainable with what they are spending right now.

[9:26:37 PM](#)

16.2 Councilmember Rappleye said there has been a downgrade in the lawn maintenance on City property. The property next to his house is full of dandelions this year. Staff stated they will look into the problem.

[9:28:44 PM](#)

16.3 Councilmember Stenquist passed around a fabric trail map he picked up at a bike shop in Hurricane. It displays the trails in the area. The Trails Committee looked into doing something like this with Corner Canyon. They can sell these and put the money back into the trail system. This map cost him \$12.

[9:29:37 PM](#)

16.4 Councilmember Vawdrey asked Mr. Ogden how they use the concession building at the Equestrian Center, whether there is training on the equipment, and who is allowed to use it. Mr. Ogden explained they do not have a policy. They have only allowed the rodeo folks that have been trained on the equipment to use it so far.

[9:32:44 PM](#)

16.5 Mr. Robbins gave an update on the 1300 East Reconstruction Project. The work will begin on the 26th of May. He then noted the 1700 East speed hump issue still needs to be resolved. Staff has some options they can present to the Council.

Councilmember Stenquist said his personal opinion is to discuss solutions, but he would like them to be something other than speed humps.

Mr. Robbins said he will email options to the City Council for their consideration.

Councilmember Colbert stated he would like to see safe walkways in the area.

The Council then discussed the issues in the area.

[9:38:50 PM](#)

16.6 Mayor Walker looked at putting flashing crossing signs at the crosswalk by the Equestrian Center. He said he almost got hit today while he was on his bike. The vehicles fly around the corner, and it is a big safety issue.

[9:39:51 PM](#)

17.0 Recess to an RDA Meeting

[9:39:58 PM](#)

17.1 Mayor Walker stated they need to recess to an RDA Meeting.

17.2 The meeting recessed at 9:40 p.m.

17.3 The meeting resumed at 9:49 p.m.

[9:48:52 PM](#)

18.0 Adjourn to a Closed Meeting to Discuss Litigation, Property Acquisition, and/or the Character and Professional Competence or Physical or Mental Health of an Individual

[9:48:59 PM](#)

18.1 Councilmember Summerhays moved to adjourn to a closed-door meeting to discuss property acquisition. Councilmember Colbert seconded the motion.

[9:49:23 PM](#)

18.2 A roll call vote was taken with Councilmembers Colbert, Rapple, Stenquist, Summerhays, and Vawdrey voting in favor. The motion passed unanimously.

[9:49:35 PM](#)

18.3 The meeting adjourned at 9:49 p.m.